



City of Granite City

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Historical & Architectural Review Commission

Minutes

August 28, 2012

CALL TO ORDER

Chairman Terry Pierce called the meeting of HARC to Order on Tuesday, August 28, 2012, at 5:00 PM.

ATTENDANCE / ROLL CALL

Members Present were: Terry Pierce, Henry Gabriel, Paula Hagnauer, Kim King, Eric Hill and Jennifer Flores-Melton (arrived late, job-related). Also present were: Assistant City Attorney Laura Andrews, Zoning Administrator Steve Willaredt and Jon Ferry, Economic Development Director.

MINUTES

A motion to approve the Minutes from the previous meeting (March 27, 2012) was made by Eric Hill and seconded by Henry Gabriel. Voice vote. All ayes. Motion carried by unanimous consent.

AGENDA

A motion to approve the Agenda was made by Eric Hill and seconded by Kim King. Voice vote. All ayes. Motion carried by unanimous consent.

PETITIONER: Nancy Meyers
1419 19th Street
D-1 Arts & Entertainment District

Mrs. Meyers introduced herself and stated her proposal is to open a shop featuring antiques and collectibles (merchandise at least 20 years old) as well as new handcrafted items such as hand woven throw rugs and woodworking. The location is the former Charles E. Scott Welding Company and was most recently known as Cindy's Collectibles.

She displayed a hand carved wooden rolling pin, several of the newly handcrafted throw rugs and a photograph of a 1939 porcelain cooking stove; stating items such as these would be available in the shop and on-line.

The 5,500 sq ft building is presently vacant. Her proposal is to open for business in October of this year with booths available for vendors to sell their merchandise on commission.

The Petitioner said she will lease the building with intent to purchase the lot and building in a year. The exterior building plan is to repair roof damage then clean the interior. She displayed a color sketch of the proposed sign, to hang from the building, which looked to be aesthetically nice but appeared large. The Zoning Administrator read aloud the provisions of the City's sign ordinance. Laura Andrews, Assistant City Attorney, explained the Bond requirement. The Petitioner was reminded she would need the approval of the Zoning Administrator and a permit for the sign.

The HARC "Checklist" of Details, Requirements & Conditions was completed as follows:

- 1). Days and hours of operation limited to: 8:00 AM to 9:00 PM Monday thru Saturday.
- 2). Flushed or Hanging as approved by Administrator.
- 3). Screening required: No.
- 4). Provisions for parking and loading: On street and lot.
- 5). Additional Outside Lighting: No
- 6). Additional requirements: *(Decided with inclusion of third Motion)* Exterior brick must be repaired within six months from the full inspection (Building, Electrical, Mechanical & Plumbing) requirement by the Inspection, Bldg & Zoning office.

The Zoning Administrator stated his concern with the "boarding up" of the damage caused by a vehicle hitting the side of the building. The collision resulted in the loss of bricks and mortar to the exterior of the building. Mr. Willaredt stated his position is, to fix the wall to prevent structural damage. Mrs. Meyers stated there is no visible damage to the interior and the building will be sold "as is" from the seller. Her plan is to obtain a re-hab loan when she purchases the building. Discussion followed: Comments included: (a) make repairs to the exterior brick prior to granting the Petition, (b) past experiences of HARC granting approval w/stipulations, then no follow through by the Petitioner on the stipulations, (c) the affect of freezing and thawing to the damaged brick/mortar, and (d) reminder to the Board the purpose of HARC is to focus on enhancing the exterior of buildings/facades in the downtown Districts. Allowing exterior disrepair, for any length of time, goes against what HARC attempts to achieve architecturally.

MOTION by Eric Hill and seconded by Terry Pierce to grant the Petition, pending the exterior brick repairs, be completed prior to occupancy. Roll Call Vote. 2 yes, 3 no & 1 abstain. Motion Denied.

The Assistant City Attorney announced, the motion did not pass and called for another motion.

The Zoning Administrator reiterated the property would have to go thru a full inspection and guarantees the inspections will not pass, with the building in its present condition. As Administrator, he is authorized to give the Petitioner a time frame for repairs; and if need be, take them to Municipal Court for non-compliance. He cannot, however, stop occupancy for the business.

MOTION by Henry Gabriel and seconded by Kim King to grant the Petitioner's request to open a resale shop selling Antiques, Collectibles and Wood Carved items. Roll Call vote. 2 yes. 3 no & 1 abstain. Motion denied.

Discussion followed. Paula Hagnauer asked the Assistant City Attorney if a new motion to approve the Petition could be made with a stipulation of time limit for repairs.

Steve Willaredt stated if the time deadline is not met, he can issue citations for Maintenance Code Violations and then proceed with revoking the business license.

The Petitioner stated if she is not allowed to move in, she will have to use the building for storage. Mrs. Meyers was advised she could not use the building for storage because that is not a permitted use.

MOTION by Henry Gabriel and seconded by Paula Hagnauer to approve the Petition, with stipulation that the brick must be repaired within six (6) months of the Inspection date. Non-compliance by the Petitioner will result with the City beginning the process to revoke the business license. Roll call vote. 4 Yes. 1No. 1 Abstain. Motion carried.

REVIEW: George Crisp
1840 State Street

George Crisp, owner of property, was asked to appear before the Commission to report the intent and status of repair to his building.

The Zoning Administrator reported the Police Department has cited Mr. Crisp for Maintenance Code violations and an Occupancy Code violation. Mr. Crisp has purchased the property through a Quit Claim Deed with Greg & Laura Falter. Attorney Matt Morris is the Attorney of Record for the Deed and the sale is being finalized with the Madison County Recorder of Deeds.

The Zoning Administrator showed photos from his laptop computer indicating the state of exterior repairs to the exterior. The building is located in a Commercial District, however, it was noted there is an over-abundance of mattresses and "stuff" that is visible from the storefront windows.

Discussion followed: The Chairman questioned Mr. Crisp's intent for use of the building and was told he wants to open a store. The items are his and Cindy's Collectibles. Jennifer Flores-Mendez reported Mr. Crisp is using lighter color surfaces on the exterior which lightens the façade which makes the mattresses and stuff even more visible.

Jon Ferry, Economic Director, stated the purpose of HARC is to review. He suggested everything be moved to a storage building.

Mr. Crisp was informed he cannot paint the windows and the new 18 X 18 (or 24 X 24) exterior tiles he has put on are falling off. Nothing he is doing seems to be working.

MOTION by Eric Hill and seconded by Henry Gabriel to table, or continue, this review to the next HARC meeting (scheduled for September 25, 2012) to allow Mr. Crisp some time to come up with a plan and /or solutions. Roll Call Vote. All ayes. Motion carried by unanimous consent.

UNFINISHED BUSINESS

Building Materials review tabled to next meeting

NEW BUSINESS - Meeting Time Change.

MOTION by Eric Hill and seconded by Jennifer Flores-Melton to change the HARC meeting start time from 5:00 PM to 5:30 PM beginning September 25, 2012. Roll Call Vote. All ayes. Motion carried by unanimous consent.

MOTION to adjourn by Eric Hill and seconded by Paula Hagnauer. Voice Vote. All ayes.

Respectfully submitted,

Barbara Hawkins

Recording Secretary, HARC

Historical & Architecture Review Commission Advisory Report, Meeting held on August 28, 2012

PETITIONER: Nancy Meyers
1419 19th Street
Zoned D-1 Arts & Entertainment District.

MOTION by Eric Hill and seconded by Terry Pierce to grant the Petition, pending the exterior brick repairs be completed prior to occupancy.

Roll Call Vote:	Terry Pierce	Yes	Paula Hagnauer	No
	Henry Gabriel	No	Jennifer Flores	Abstain
	Kim King	No	Eric Hill	Yes

Motion Denied. 2 Ayes, 3 No & 1 Abstain

MOTION by Henry Gabriel and seconded by Kim King to grant the Petitioner's request to open a resale shop selling Antiques, Collectibles and Wood Carved items.

Roll Call Vote:	Terry Pierce	No	Paula Hagnauer	No
	Henry Gabriel	Yes	Jennifer Flores	Abstain
	Kim King	Yes	Eric Hill	No

Motion Denied. 2 Ayes, 3 No & 1 Abstain

MOTION by Henry Gabriel and seconded by Paula Hagnauer to approve the Petition, with stipulation the brick must be repaired within six (6) months from the date of Inspection. Non-compliance will result with the City beginning the process to revoke the business license.

Roll Call Vote:	Terry Pierce	Yes	Paula Hagnauer	Yes
	Henry Gabriel	Yes	Jennifer Flores	Abstain
	Kim King	Yes	Eric Hill	No

Motion Carried 4 Ayes, 1 No & 1 Abstain

MOTION by Eric Hill and seconded by Henry Gabriel to table the review of Mr. Crisp's business intent and status of exterior repair to building until next scheduled meeting on September 25, 2012.

Roll Call Vote:	Terry Pierce	Yes	Paula Hagnauer	Yes
	Henry Gabriel	Yes	Jennifer Flores	Yes
	Kim King	Yes	Eric Hill	Yes

All ayes. Motion carried by unanimous consent.

MOTION by Eric Hill and seconded by Jennifer Flores-Melton to change the HARC meeting start time from 5:00 PM to 5:30 PM beginning September 25, 2012.

Roll Call Vote:	Terry Pierce	Yes	Paula Hagnauer	Yes
	Henry Gabriel	Yes	Jennifer Flores	Yes
	Kim King	Yes	Eric Hill	Yes

All ayes. Motion carried by unanimous consent.